



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Bridgetowne, Unit No. 1, Tract No. 2133

MEETING DATE: December 18, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Bridgetowne, Unit No. 1 development and associated off-site public improvements:

1. Approve the final map for Bridgetowne, Unit No. 1, Tract No. 2133, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.
2. Appropriate \$273,916.71 for payment of the following items:

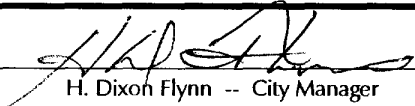
a) Oversize water mains	(Acct. 18.2-450.09)	\$ 12,517.82
b) Oversize sanitary sewer mains	(Acct. 17.1-400.21)	\$ 187.00
c) Master plan storm drain	(Acct. 32.0-525.81)	\$ 57,192.30
d) Park site frontage improvements	(Acct. 121.0-760.85)	\$ 110,679.31
e) Turner Road reconstruction	(Acct. 32.0-500.12)	\$ 93,340.28

BACKGROUND INFORMATION: The subdivision is located north of Turner Road, south and east of the Woodbridge Irrigation District (WID) canal and west of the Wine and Roses Country Inn, as shown on the attached Exhibit A. The development consists of 53 single-family residential lots and a neighborhood park site (Lot 1) to be acquired by the City under the terms of an Agreement approved by the City Council on November 6, 1996.

Chris R. and LaVeta Keszler and A. Fred and G. Camy Baker, developers of the Bridgetowne, Unit No. 1 subdivision have furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and a portion of the fees for the proposed subdivision. The Development Impact Mitigation Fees for water, wastewater, street and storm drain facilities have not been paid.

The developers have requested that the impact fees normally collected prior to map approval by the Council be paid at the close of the escrow established for the loan to fund the development. Staff feels this is a reasonable arrangement to facilitate the project and recommends that the Council approve the payment of impact fees through the escrow. Staff will issue a demand for payment and instruct the title company that the map may not be filed until monies for the payment of the impact fees have been deposited in escrow.

APPROVED: _____


H. Dixon Flynn -- City Manager

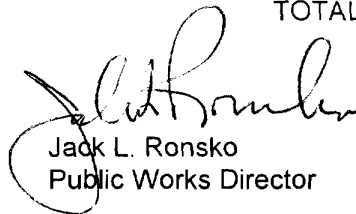
The developer will receive credits against fees for oversize master plan water mains, sanitary sewer mains and storm drainage facilities to be constructed with the Bridgetowne development in conformance with LMC §16.40 Reimbursements for Construction. The cost of the frontage improvements for the neighborhood park site (Lot 1) will be credited against Development Impact Mitigation Fees for Parks and Recreation Facilities in conformance with the terms of the above-mentioned park site acquisition Agreement.

Turner Road Reconstruction

Repairs in Turner Road between the WID canal and Lower Sacramento Road were included in the Pavement Maintenance Program for 1996. Since underground utilities are to be installed in Turner Road with the Bridgetowne project, the scheduled repair work has been included in the plans for that project and the cost of the improvements will be paid by the City. The work consists of removing and reconstructing a 22-foot strip in the center of Turner Road along the Bridgetowne subdivision frontage and removal and reconstruction of the entire street width between the east subdivision boundary and Lower Sacramento Road. The work will improve the condition of the roadway surface and the existing grades, which are very flat, will be changed to improve drainage.

FUNDING: Funds will be provided from the following sources:

1. Development Impact Mitigation Fees - Water Facilities	\$ 12,517.82
2. Development Impact Mitigation Fees - Sewer Facilities	187.00
3. Development Impact Mitigation Fees - Storm Drain Facilities	57,192.30
4. Development Impact Mitigation Fees - Parks and Recreation Facilities	110,679.31
5. Street Fund - Gas Tax	<u>93,340.28</u>
TOTAL	\$ 273,916.71


Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW

Attachment

cc: Senior Civil Engineer
Associate Civil Engineer - Development Services
Chris R. and LaVeta Keszler
Fred and Camy Baker
Baumbach & Piazza
Wine and Roses Country Inn



CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
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December 13, 1996

Fred and Camy Baker
317 W. Lodi Ave.
Lodi, CA 95240

Chris R. and LaVeta Keszler
P. O. Box 216
Woodbridge, CA 95258

Wine and Roses Country Inn
2505 W. Turner Rd.
Lodi, CA 95242

Baumbach & Piazza
323 W. Elm St.
Lodi, CA 95240

SUBJECT: Final Map and Improvement Agreement for Bridgetowne,
Unit No. 1, Tract No. 2133


Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, December 18, 1996, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to the City Clerk at 221 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch at (209) 333-6800, ext. 659.


Jack L. Ronsko
Public Works Director

JLR/lm
Enclosure
cc: City Clerk